

City Hall Blue Ribbon Committee
Meeting #5 Summary Notes

February 24, 2021
Zoom Video Meeting

CHBRC Present: Val Ballestrem, Donna Baten, Angel Falconer, Tina Fuenmayor, April Gracz, Martha Germany, Alicia Hamilton, Greg Hemer, Haley McCoy, Tory McVay, Tracy Orvis, Wilda Parks, Mark Stehn, Nancy Tice

City Staff Present: City Recorder Scott Stauffer, Development Project Manager Alison Wicks

Audience: (none)

The meeting was called to order at 6:32 p.m.

Welcome and Introductions

The group introduced themselves and remarked on how they had survived the recent winter storm and power outage.

The group reviewed and proposed no changes to the January 13, 2021, meeting summary notes.

Review Development Goals, Transaction Structures, and Public Benefits

Ms. Wicks provided an overview of the City Hall project timeline and potential transaction structures the city would entertain for selling or leasing the site. She explained how the City Hall draft goals had been developed based on public input and the previous work of the committee.

The group reviewed and discussed the six draft development goals. **Ms. Batten** and the group expressed appreciation for the Minority / Women Business Enterprise Contracting goal that city staff had added. They noted how several of the goals overlapped with each other.

The group participated in an exercise to rank each of the six development goals. Committee members assigned a total of 100 points to the six goals to set a weighted ranking of the goals.

Ms. Wicks presented and discussed a list of potential public benefits the city would consider when negotiating the development of the City Hall site with a project developer. She reported that Mr. Hemer had submitted some questions and development proposals to staff. She and **Mr. Hemer** explained that Mr. Hemer had proposed dividing the City Hall block into separate property parcels to separate the sculpture garden and park areas from the building, and he had proposed that any proceeds from the sale/lease of the City Hall site be dedicated to paying off the city's acquisition of the new city hall building.

Mr. Stehn asked if the City Hall site would be eligible for urban renewal funding. **Ms. Wicks** noted the status of the city's redevelopment commission, urban renewal funding, and how a project on the City Hall site could be eligible for such funding in the future. She explained that the Milwaukie Redevelopment Commission (MRC) would be appointing a new Community Advisory Committee (CAC) to help determine how urban renewal funds would be spent.

Councilor Falconer noted that the committee had two questions that staff would follow-up on, regarding whether the "pickle tree" could be relocated and what the status of the plans to develop the Harrison and Main Street block was. **Ms. Wicks** confirmed staff would get answers to those questions and share them with the committee.

Wrap-up and Next Steps

Ms. Wicks and **Mr. Stauffer** noted the timeline for presenting the committee's recommended development goals to the City Council. They reported that Ms. Baten had volunteered to help report the committee's work to the Council on March 16 and the group expressed approval of Ms. Baten representing the CHBRC.

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Ms. Wicks and **Mr. Stauffer** reported that Ms. Baten and Ms. Gracz had volunteered to serve as the CHBRC's representatives on the request for proposal (RFP) evaluation committee. The group expressed support for Ms. Batten and Ms. Gracz serving as CHBRC representatives on the evaluation committee.

The group noted the upcoming steps in the City Hall site project, including the CHBRC's final report to Council on March 16, an informational post on the Engage Milwaukie website to solicit public input on the goals, and the RFP process. **Ms. Wicks** noted that she and **Mr. Stauffer** would be reaching out to Mr. McVay to discuss next steps regarding the City Hall deed restriction.

Ms. Wicks and **Mr. Stauffer** noted this was the committee's final meeting and thanked the members for their time and service on the CHBRC.

The meeting was adjourned at 8:13 p.m.